



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**ZONING ADMINISTRATOR**  
**AGENDA**  
June 21, 2007

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

**1:15 P.M.**  
**SW**

PVAAT20070248, DENIZ AND AYSHE TUNCER

The applicants request a Variance for the consideration of a reduction to the front yard setback for the construction of a two-car garage with living space below and for a four-foot high fence within the front yard setback. **(THIS ITEM WAS CONTINUED FROM THE 6/6/07 HEARING IN TAHOE, PLEASE NOTE THE HEARING LOCATION HAS BEEN CHANGED TO AUBURN)**

SUBJECT PROPERTY (AP# 093-083-014) comprises 14,524 square feet, is in Plan Area Statement 010 – Dollar Point, and is located at 3243 Edgewater Drive in the Tahoe City area.

**1:30 P.M.**  
**RS**

PSMT20070280, JIM & DEBORAH SCHUMANN

The applicants request a setback modification to construct a new pool and bring an existing Single Family Dwelling (SFD) into compliance. Required pool setback is 55' from property boundary, 25' is being requested. The required SFD setback is 55' from the property boundary, the applicants are requesting a setback of 47.5' for an existing SFD.

SUBJECT PROPERTY (AP# 032-253-049) comprises 4.6 acres, is zoned RA-B-100/RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 2.3 acres minimum combining Residential Agricultural combining Building Site Size of 4.6 acres minimum), and is located at 2300 Brennans Pt. Rd. in the Newcastle area.

**1:45 P.M.**  
**AF**

PMPBT20060497, LIONAKIS BEAUMONT DESIGN GROUP-PHOEBE HSU/AT&T/SBC ROCKLIN FOC BUILDING

The applicant requests approval of a Minor Use Permit to construct a Field operations center for AT&T Corporation consisting of an 7,280 square foot office building, 90 space

customer and employee parking lot, and a 2.5 acre vehicle and equipment storage yard. The applicant also requests a Variance to allow for construction of an 8' steel security fence around the perimeter of the storage yard. Fencing would be placed within the rear and side setbacks.

SUBJECT PROPERTY (AP# 017-061-018, 017-0270-001, 017-061-035, 017-081-009) comprises 21.9 acres, is zoned INP-Dc (Industrial Park combining Design Scenic Corridor), and is located at 3535 Industrial Avenue in the Rocklin area.

**2:00 P.M.  
RS**

PMPCT20070365, BRIGITTA WEISSHUHN, VILLAGE CONCEPTS/LAIR

Applicant requests approval of a Minor Use Permit to allow an 840sq.ft. hardship mobile home.

SUBJECT PROPERTY (AP# 035-270-011) comprises 0.97 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 6167 Del Oro Road in the Granite Bay area.

**2:45 P.M.  
GH**

PREAT20040535, DRY CREEK BUSINESS PARK

The applicant requests approval of a rezone request from C2-Dc to C3-UP-Dc, as well as a request for a Minor Use Permit Type A to allow for commercial/office/retail with warehouse capability.

SUBJECT PROPERTY (AP# 076-420-061) comprises 2.1 acres, is zoned C3-UP-Dc (Heavy Commercial combining Use Permit Required combining Design Scenic Corridor), and is located at 11905 Dry Creek Road in the Auburn area.

**3:30 P.M.  
GH**

PVAAT20070270, ERIC ANDERSON/MACRITCHIE

The applicants, who own adjoining parcels, request a Variance to the front setback requirement to allow for the following: 1) an existing 6 to 8 foot tall cinder block wall to remain at 29 feet from centerline of Auburn Folsom Road where 92 feet from centerline is required; 2) a proposed carport structure to be attached to the cinderblock wall along Auburn Folsom Road; 3) well roof structure, also attached to the wall along Auburn Folsom Road; and 4) a setback of zero feet to front (north) property line along the neighboring access road adjacent to APN 042-050-038 to bring an existing six-foot tall cinder block wall into compliance. The subject properties (AP# 042-050-038, -039) comprise one acre and one half acre respectively, and are zoned RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 Acres Minimum), and are located at 1752 and 1760 Auburn Folsom Road in the Granite Bay area.